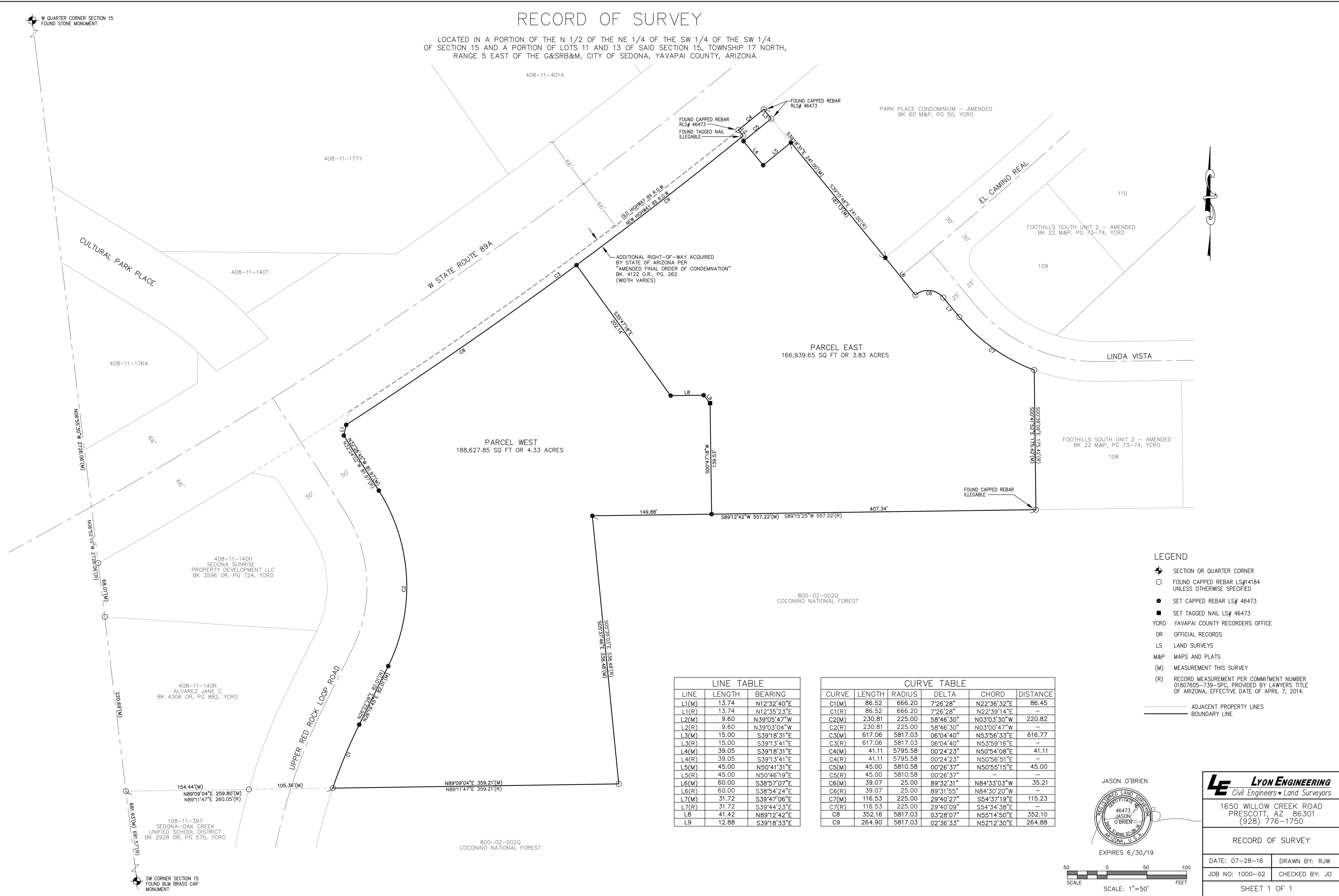


RECORD OF SURVEY

LOCATED IN A PORTION OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4  
OF SECTION 15 AND A PORTION OF LOTS 11 AND 13 OF SAID SECTION 15, TOWNSHIP 17 NORTH,  
RANGE 5 EAST OF THE G&SRB&M, CITY OF SEDONA, YAVAPAI COUNTY, ARIZONA



LEGEND

- SECTION OR QUARTER CORNER
- FOUND CAPPED REBAR LS#14184 UNLESS OTHERWISE SPECIFIED
- SET CAPPED REBAR LS# 46473
- SET TAGGED NAIL LS# 46473
- YAVAPAI COUNTY RECORDERS OFFICE
- OR OFFICIAL RECORDS
- LS LAND SURVEYS
- M&P MAPS AND PLATS
- (M) MEASUREMENT THIS SURVEY
- (R) RECORD MEASUREMENT PER COMMITMENT NUMBER 01807605-739-SPC, PROVIDED BY LAWYERS TITLE OF ARIZONA, EFFECTIVE DATE OF APRIL 7, 2014.

ADJACENT PROPERTY LINES  
BOUNDARY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1(M)	13.74	N12°32'40"E
L1(R)	13.74	N12°35'23"E
L2(M)	9.60	N39°05'47"W
L2(R)	9.60	N39°03'04"W
L3(M)	15.00	S39°18'31"E
L3(R)	15.00	S39°13'41"E
L4(M)	39.05	S39°18'31"E
L4(R)	39.05	S39°13'41"E
L5(M)	45.00	N50°41'31"E
L5(R)	45.00	N50°46'19"E
L6(M)	60.00	S38°57'07"E
L6(R)	60.00	S38°54'24"E
L7(M)	31.72	S39°47'06"E
L7(R)	31.72	S39°44'23"E
L8	41.42	N89°12'42"E
L9	12.88	S39°18'33"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1(M)	86.52	666.20	7°26'28"	N22°36'32"E	86.45
C1(R)	86.52	666.20	7°26'28"	N22°39'14"E	—
C2(M)	230.81	225.00	58°46'30"	N03°03'30"W	220.82
C2(R)	230.81	225.00	58°46'30"	N03°00'47"W	—
C3(M)	617.06	5817.03	06°04'40"	N53°56'33"E	616.77
C3(R)	617.06	5817.03	06°04'40"	N53°59'16"E	—
C4(M)	41.11	5795.58	00°24'23"	N50°54'08"E	41.11
C4(R)	41.11	5795.58	00°24'23"	N50°56'51"E	—
C5(M)	45.00	5810.58	00°26'37"	N50°55'15"E	45.00
C5(R)	45.00	5810.58	00°26'37"	—	—
C6(M)	39.07	25.00	89°32'31"	N84°33'03"W	35.21
C6(R)	39.07	25.00	89°31'55"	N84°30'20"W	—
C7(M)	116.53	225.00	29°40'27"	S54°37'19"E	115.23
C7(R)	116.53	225.00	29°40'09"	S54°34'38"E	—
C8	352.16	5817.03	03°28'07"	N55°14'50"E	352.10
C9	264.90	5817.03	02°36'33"	N52°12'30"E	264.88

JASON O'BRIEN

REGISTERED LAND SURVEYOR  
46473  
JASON O'BRIEN  
EXPIRES 6/30/19

50 0 50 100  
SCALE SCALE: 1"=50' FEET

**LYON ENGINEERING**  
Civil Engineers • Land Surveyors

1650 WILLOW CREEK ROAD  
PRESCOTT, AZ 86301  
(928) 776-1750

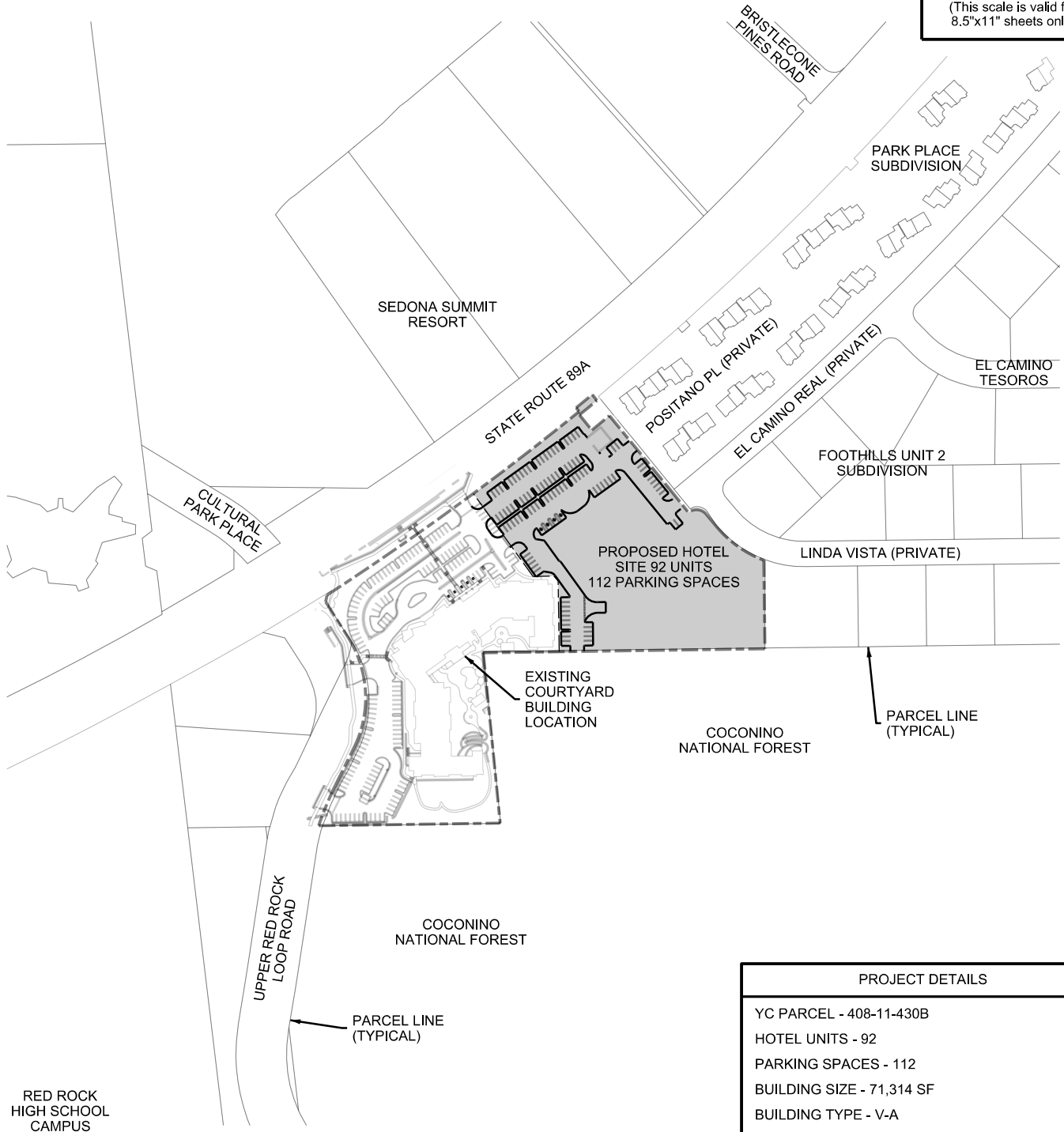
RECORD OF SURVEY

DATE: 07-28-16	DRAWN BY: RJW
JOB NO: 1000-02	CHECKED BY: JO

SHEET 1 OF 1



DRAWING SCALE  
1 inch = 300 Feet  
(This scale is valid for  
8.5"x11" sheets only)



#### PROJECT DETAILS

YC PARCEL - 408-11-430B  
HOTEL UNITS - 92  
PARKING SPACES - 112  
BUILDING SIZE - 71,314 SF  
BUILDING TYPE - V-A  
FIRE FLOW REQ. - 2,375 GMP (IFC 2003)  
WATER USAGE - 82,000 GPD (APPROXIMATED)

# ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006  
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • [www.azwater.com](http://www.azwater.com)

January 18, 2017

Paul Welker  
Sedona Hospitality Group, LLC  
7255 E. Hampton Avenue, Suite 122  
Mesa, AZ 85209

Re: Domestic Water Service to APN No. 408-11-430B

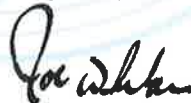
Dear Mr. Welker:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Arizona Department of Environmental Quality. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Very truly yours,



Joseph Whelan  
Engineering Development Coordinator  
[engineering@azwater.com](mailto:engineering@azwater.com)

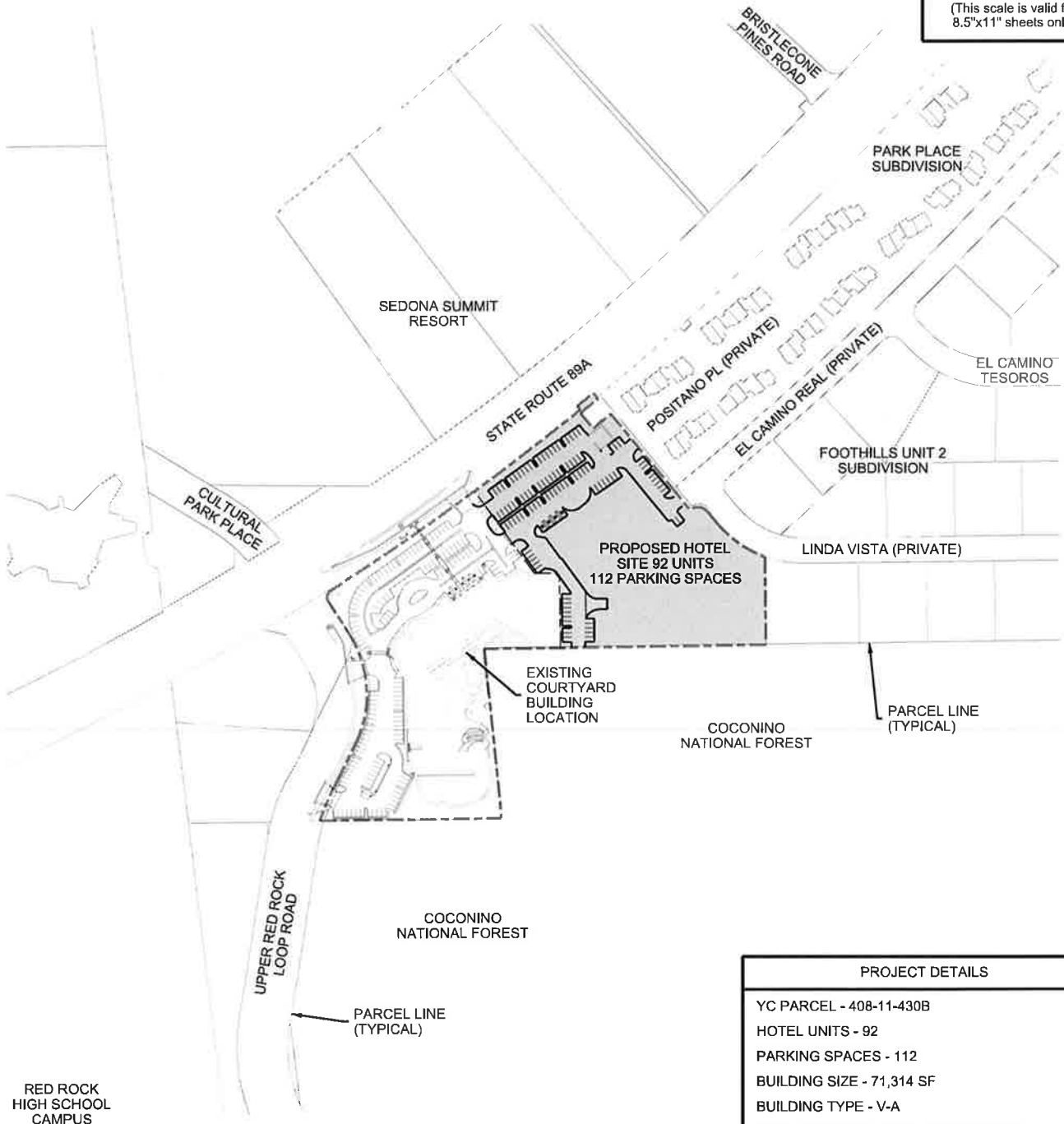
gs

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E-MAIL: [engineering@azwater.com](mailto:engineering@azwater.com)



DRAWING SCALE  
1 inch = 300 Feet  
(This scale is valid for  
8.5"x11" sheets only)



#### PROJECT DETAILS

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**LE LYON ENGINEERING**  
Civil Engineers - Land Surveyors  
1650 Willow Creek Rd, Prescott, AZ 86301  
Phone: (828) 776-1750, Fax: (928) 776-0605

**PROJECT  
LOCATION MAP**  
- EXHIBIT USE ONLY -

**MARRIOTT RESIDENCE INN  
SEDONA, ARIZONA**

DESIGN KDH	DATE JANUARY 2017
DRAWN KDH	LYON PROJECT # 1000-03
CHECKED ---	DRAWING NUMBER EXHIBIT
APPROVED ---	SHEET 1 OF 1

**From:** Natalie Taylor [mailto:tandshauling@gmail.com]  
**Sent:** Tuesday, January 10, 2017 6:43 AM  
**To:** kevinhorton@lyonengineering.com  
**Subject:** Re: City of Sedona Marriott Residence Inn - Taylor & Sons Serviceability Letter Request

Kevin Horton,

S.Taylor and Sons Hauling, can provide service for your up coming project. Please contact our office for prices on construction service we provide

Also please let us know when the project is close to being complete and my sales man Reeves Moosman, will come meet with you at this site to discuss services we can provide in the future.

We are locally owned and operated

Thank You

Scott Taylor  
S. Taylor & Sons Hauling, Inc.  
PO Box 4389  
Cottonwood, AZ 86326  
928-649-8335

On Mon, Jan 9, 2017 at 10:23 AM, Kevin Horton <[khortoneng@gmail.com](mailto:khortoneng@gmail.com)> wrote:

Mr. Taylor,

Lyon Engineering is working on the preliminary design of the proposed Marriott Residence Inn project at the southeast side of the SR 89A and Upper Red Rock Loop intersection in west Sedona (YC Parcel 408-11-430B). Taylor & Sons currently provides waste removal services for the Marriott Courtyard (4105 Hwy 89A) directly west of this proposed project. I am preparing conceptual engineering drawings to submit to the City as a part of the development review process. As a part of our submittal, the City requires that we provide "Letters of Serviceability" from all proposed service providers. I have attached a project location map with information for your use. Can you please provide me and the owner (copied) with an e-mail or letter stating that you can provide waste removal services for the upcoming project? Below is the owner/developer's contact information for the serviceability letter. Please call me with any questions, comments, or need for additional information. Thank you.

Owner/Developer:

Paul Welker  
Sedona Hospitality Group, LLC  
7255 E. Hampton Ave, Suite 122  
Mesa, AZ 85209  
[\(480\) 854-1414](tel:(480)854-1414)

Kevin D. Horton, P.E., CFM  
Project Manager



1650 Willow Creek Road  
Prescott, AZ 86301  
Phone: [\(928\) 776-1750](tel:(928)776-1750)  
Fax: [\(928\) 776-0605](tel:(928)776-0605)

[www.lyonengineering.com](http://www.lyonengineering.com)



1250 E. STATE ROUTE 89A  
COTTONWOOD, AZ 86325

January 6, 2017

Paul Welker  
Sedona Hospitality Group, LLC  
7255 E. Hampton Ave., Suite 122  
Mesa, AZ 85209

Re: Marriott Residence Inn, APN 408-11-430B

Dear Mr. Welker,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 928-646-8463 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Finley".

Sandra Finley  
Customer Project Manager  
Verde District



Suddenlink Communications  
1601 South Plaza Way  
Flagstaff, AZ 86001

January 24, 2017

Paul Welker  
Sedona Hospitality Group, LLC  
7255 E. Hampton Ave, Suite 122  
Mesa, AZ 85209  
(480) 854-1414

Mr. Welker

Suddenlink Communications will be able to provide you with services to the new building that will be planned to construct in Sedona AZ. Fiber and Coaxial Cable is available in the area.

Thank You

Sanford Yazzie

A handwritten signature in black ink that reads "Sanford Yazzie".

Upgrade Construction Supervisor  
1601 South Plaza Way  
Flagstaff, AZ 86001  
928-606-2464  
[Sanford.yazzie@alticeusa.com](mailto:Sanford.yazzie@alticeusa.com)

